

**8/15/05 - Monday, August 15, 2005**

CITY OF EAU CLAIRE

**PLAN COMMISSION MINUTES**

**Meeting of August 15, 2005**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Waedt, Kaiser, Vande Loo, FitzGerald, Ms. Jensen, Ms. Kincaid

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Levandowski

1. **REZONING (Z-1330-05) “ C-2 to R-2, Mitchell Avenue**

Statz Real Estate Partnership has submitted a request to rezone property located at the southwest corner of Mitchell Avenue and Hester Street from C-2 to R-2. The Comprehensive Plan>

Jeff Statz, 2506 Colonial Drive, spoke in support. No one appeared in opposition.

Mr. Vande Loo moved to recommend approval. Mr. Waedt seconded and the motion carried.

2. **REZONING (Z-1331-05) “ R-4 to R-4P, W. MacArthur Avenue**

and

**SITE PLAN (SP-0536) “ 32 Units, W. MacArthur Avenue**

Robb Majeski has submitted a request to rezone property located at the southeast corner of W. MacArthur Avenue and Eldorado Boulevard from R-4 to R-4P and to approve the site plan for the project. The purpose of the rezoning is to allow consideration of a condo plat for the project. The site plan shows the layout of 32 condo units. Parking for each unit is provided with a stacked double garage and with a driveway to each garage door where a vehicle could also park. Typically, the City does not count stacked surface parking since one vehicle could block the second vehicle in a parking lot. The parking and traffic for the project is internalized in an interior courtyard area. The building elevations show the face of the buildings toward the street, which have windows but no doors. Drainage is provided to an interior detention area. The project may need to be phased to allow the City to upgrade the drainage system in the area.

Mr. FitzGerald stated he was concerned with the stacked parking, which may cause neighborhood problems with people finding it more convenient to park in the street.

Robb Majeski, applicant, stated the project will be marketed to mostly single persons, since the cost of each unit is approximately \$120,000 and the units are

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two bedroom only. Many will also have two persons, but families will not be a target population.

Jeremy Gragert, 320 Fifth Avenue, stated that the units should have front doors facing the street to encourage usage of the front yards.

Mr. Kaiser noted that the only access to these units is through the garage.

Ms. Jensen stated that the design does not encourage pedestrian usage because of the lack of a front door facing the street.

Mr. Vande Loo moved to recommend approval of the rezoning and approval of the site plan with the conditions listed in the staff report. Ms. Kincaid seconded and the motion carried. Commissioners Kaiser, FitzGerald and Jensen voted no.

3. **CONDITIONAL USE PERMIT (CZ-0524) “ Single-family Home, 1732 7<sup>th</sup> Street**

Edward Tuite has submitted a request to allow a single-family home addition for a house in an R-3 district located at 1732 7<sup>th</sup> Street. The neighborhood is primarily older single-family homes, with one apartment located across the street to the east.

Mr. Tuite, 1215 Main Street, appeared in support.

Jan Jeske, 1812 7<sup>th</sup> Street, spoke in support; and Judy Stellick, 620 Maxwell Street, also appeared in support. No one appeared in opposition.

Mr. Kaiser moved to approve the request. Mr. Waedt seconded and the motion carried.

4. **CERTIFIED SURVEY MAP (CSM-05-05) “ Books Drive, Town of Seymour**

Merle Bast has submitted a request for a variance to allow two lots to be created which are less than 1.5 acres in size and on private septic system on the north side of Books Drive, Town of Seymour. Mr. Bast stated that he submitted the request 6 years ago but it was denied to wait for sewer, which was to be within 5 years. He hasn<sup>TM</sup>t been able to sell the property and has it rented. A lot split will allow him to sell a lot to build a home to recover his costs of purchase, which he did in 1976. He noted that adjacent lots are less than 1.5 acres in size.

Ms. Kincaid noted the site is within the short-term sewer expansion area of the new Comprehensive Plan. There are adjacent properties of the same size as proposed lots. There is also an increase in property value, which is a benefit to the public.

Ms. Jensen felt that the proposed 2 lots at ¾ acre would discourage utilities expansion, since the lot split will have already occurred.

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Mr. FitzGerald stated that the applicant has not met the first condition in the standards which requires the finding of an extraordinary hardship.

Ms. Kincaid moved to approve the variance. Mr. Kaiser seconded and the motion carried. Commissioners Jensen, Levandowski, and FitzGerald voted no.

5. **CERTIFIED SURVEY MAP (CSM-06-05) “ Willow Creek Road, Town of**

**Washington**

David Suchla has submitted a request for a variance to allow three lots to be created which are less than 1.5 acre standard and on private septic system on Willow Creek Road, in the Town of Washington. This proposal is outside the sewer service boundary but within the 3-mile jurisdiction review area. Mr. Suchla stated that because of Hwy. 93 construction, Tamara Lane will be constructed. The lot will have an odd shape, which can best be divided into three lots.

Mr. Waedt moved to approve the variance. Ms. Kincaid seconded

Ms. Kincaid stated that she couldn<sup>TM</sup>t see the extraordinary hardship on this request. The neighborhood is primarily lots in excess of 1.5 standard. The proposed long frontages will discourage sewer expansion because of the cost of extension.

The Chair called the question and the motion failed. Commissioners Kaiser, Kincaid, Jensen, Waedt, Levandowski, and Vande Loo voted no.

6. **FINAL CONDO PLAT (P-10-05) “ Princeton Valley Condominiums #5**

**and**

**SITE PLAN (SP-0539) “ Four Duplexes, E. Princeton Avenue**

Haselwander Companies has submitted the condominium plat for Princeton Valley Condominiums # 5. The condo plat lays out four duplexes, which are similar to other condo units approved by the City. The front elevations show a garage door and windows with a second garage door turned to the side with a shared driveway. There are sidewalks leading to the side entryways.

No applicant appeared in support.

Mr. FitzGerald stated that these are very attractive units, even if the second unit does not have a door facing the street. The side door is still visible, and moved to recommend approval of the condo plat. Mr. Vande Loo seconded and the motion carried.

Mr. FitzGerald then moved to approve the site plan for the four duplexes. Mr. Waedt seconded and the motion carried. Ms. Jensen voted no.

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7. **FINAL CONDO PLAT (P-12-05) “ Boyd School Condominium Homes**

TEC Design has submitted the final condo plat for Boyd School Condominium homes located at Main Street and McGraw Street. The final condo plat shows 8 units with three floors.

No applicant appeared in support.

Mr. Vande Loo moved to recommend approval. Mr. Waedt seconded and the motion carried.

8. **SITE PLAN (SP-0538) “ Luther Hospital Parking Lot, Cameron Street**

Ayres Associates has submitted a site plan for a 346-space parking lot for Luther Midelfort Hospital located on the south side of Cameron Street and the north side of Half Moon Lake. The existing building on site will be razed. The parking lot will be constructed on the upper bluff area and a trail will be constructed along the lake. The future trail system ownership will be negotiated between the City and Luther Midelfort. The trail will be constructed at a future time. If the transfer does not occur, then Luther Midelfort should provide landscape screening between the parking lot and bio-filter swale. The Waterways and Parks Commission recommended approval.

Disa Wahlstrand, Ayres Associates, appeared in support, as did Joel Rueber, Luther Hospital.

Mr. Waedt moved to approve the site plan with the conditions listed in the staff report. Mr. Kaiser seconded and the motion carried. Ms. Kincaid abstained.

9. **SITE PLAN (SP-0542) “ Two Retail Centers, Mall Drive**

S & J Partnership of Eau Claire has submitted a site plan for two retail centers located west of the HOM Furniture store off of Mall Drive. The site plan shows two 5,200 square foot retail buildings with parking for 52 vehicles. The existing sidewalk system is connected to new sidewalks proposed to the front of each of the retail buildings. A bus stop pad is recommended for the north building.

Michael Diem, Archnet, Inc., appeared in support.

Mr. FitzGerald moved to approve the site plan with the three conditions listed in the staff report, adding a fourth with City Engineer approval of drainage details. Mr. Vande Loo seconded and the motion carried.

10. **SITE PLAN (SP-0543) “ HTI Addition, North Crossing**

HTI has submitted a site plan for a 76,032 square foot addition to the east wall of the existing facility. The plan also shows 130 new parking spaces provided to the east of this addition. The site plan notes the relocation of existing sewer, water and storm sewer lines on the site.

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Dan Market, Market & Johnson, spoke in support.

Ms. Kincaid moved to approve the site plan with the conditions listed in the staff report. Mr. FitzGerald seconded and the motion carried.

11. **SITE PLAN (SP-0545) “ L & M Mail Service, Truax Blvd.**

Royal Construction has submitted a site plan for L & M Mail Service located on the north side of Truax Boulevard., east of N. Clairemont Avenue. The site plan shows a 130<sup>TM</sup> x 90<sup>TM</sup> building with 42 parking stalls. A 40<sup>TM</sup> curb cut is provided on Truax Boulevard for truck traffic.

Tim Olson, Royal Construction, appeared in support.

Mr. Vande Loo moved to approve the site plan with the conditions listed in the staff report. Mr. Waedt seconded and the motion carried.

12. **SITE PLAN (SP-0546) “ ATM, Gateway Drive and Prill Road**

Ayres Associates has submitted a site plan for an ATM for RCU to be located at 3620 Gateway Drive. The ATM location will result in three parking stalls being lost on site.

Disa Wahlstrand, Ayres Associates, spoke in support. She stated this is the preferred location for the restaurant. RCU anticipates the future traffic islands on Gateway Drive. There is the preferred entrance on S. Hastings Way to the site. She noted the front parking lot traffic lane is 40<sup>TM</sup> wide, rather than just 20<sup>TM</sup> wide as most parking lots.

Mr. Vande Loo moved to approve the site plan with the condition listed in the staff report. Mr. FitzGerald seconded and the motion carried.

13. **SITE PLAN (SP-0547) “ Office/Warehouse, Melby Street**

Scott Hodgson has submitted a site plan for an office/warehouse located on the north side of Melby Street, east of McIntyre Avenue. The site plan shows a 75<sup>TM</sup> x 110<sup>TM</sup> office/warehouse building to the front of the site, with a 25<sup>TM</sup> x 50<sup>TM</sup> storage building behind the Moulton<sup>TM</sup>s building. Site access is by a 24<sup>TM</sup> curb cut to Melby Street.

Scott Kramer, representing the applicant, spoke in support.

Mr. Vande Loo moved to approve the site plan with the conditions listed in the staff report. Mr. Waedt seconded and the motion carried.

14. **SITE PLAN (SP-0548) “ Parking Lot, East Street**

Kramer Land Design Studio has submitted a site plan for a parking lot with temporary surface waiver located on the west side of East Street, below Harding

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Avenue hill. The Plan Commission previously denied a request for a larger parking lot due to neighborhood concern. The site plan notes a temporary gravel parking lot.

Robb Majeski, owner of the land, spoke in support. He stated the lot is smaller due to fewer cars (6-8) using the lot. Eventually they hope to build an apartment building on this site with a permanent lot. This lot removes cars parked on Dewey Street. He met last week with the Third Ward Neighborhood.

Curtis Goodson, 1532 Drummond Street, President of the Third Ward Neighborhood Association, spoke in support.

Ms. Kincaid moved to approve the site plan with the two conditions listed in the staff report, adding a third that the Plan Commission will review the temporary use after two years. Mr. FitzGerald seconded and the motion carried.

**MINUTES**

The minutes of the meeting of August 1, 2005 were approved.

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Laura Jensen, Secretary